

# Salem Police Facility Update

## Subcommittee Meeting

July 18<sup>th</sup> 2018



# Project Status Update

- Trench exploration conducted week of July 9<sup>th</sup>
- Upcoming Subcontracting Opportunities
  - Earthwork & Utilities
  - Mechanical / Plumbing / Fire Sprinkler / Electrical
- Project Design Coordination – Pull Planning
- Extensive Public Outreach & Contracting Plan Development

# Construction Market

## 1 - Labor Cost Increases

- Overall skilled labor shortage
- Increased wage rates in construction trades
- Decreased work productivity and efficiency

## 2 - Material Price Escalation & Construction Material Volatility – Tariff Related (Both Directly & Indirectly)

- Steel & Aluminum Prices up 25-30% from 1 year ago.
  - Rebar
  - Structural Steel
  - Pipe
  - Ductwork
  - Windows & Storefront
  - Exterior Metal Panels
  - Metal Stud Framing
- Construction Cost Index Continues to Climb at an average of 6%+ per year. (2017, 2018, 2019,....)

## 3 - Decrease in Bidding Competition - Busy Construction Market Locally, Regionally and Nationally

- Less bidding competition/participation
- Longer project schedules lead to increased costs
- Increased Prices (Due to all of the above)

# Project Budget

## Salem Police Station - Initial Project Funding Summary - 115,000 SF Facility

Funding Type	Overall Budget	Construction Budget	Actual Construction Estimate	Soft Costs	Soft Cost %
Bond Amount	\$61,814,000	\$43,233,000	\$43,233,000	\$18,581,000	30.06%
<b>TOTAL</b>	<b>\$61,814,000</b>	<b>\$43,233,000</b>	<b>69.94%</b>	<b>\$18,581,000</b>	<b>30.06%</b>

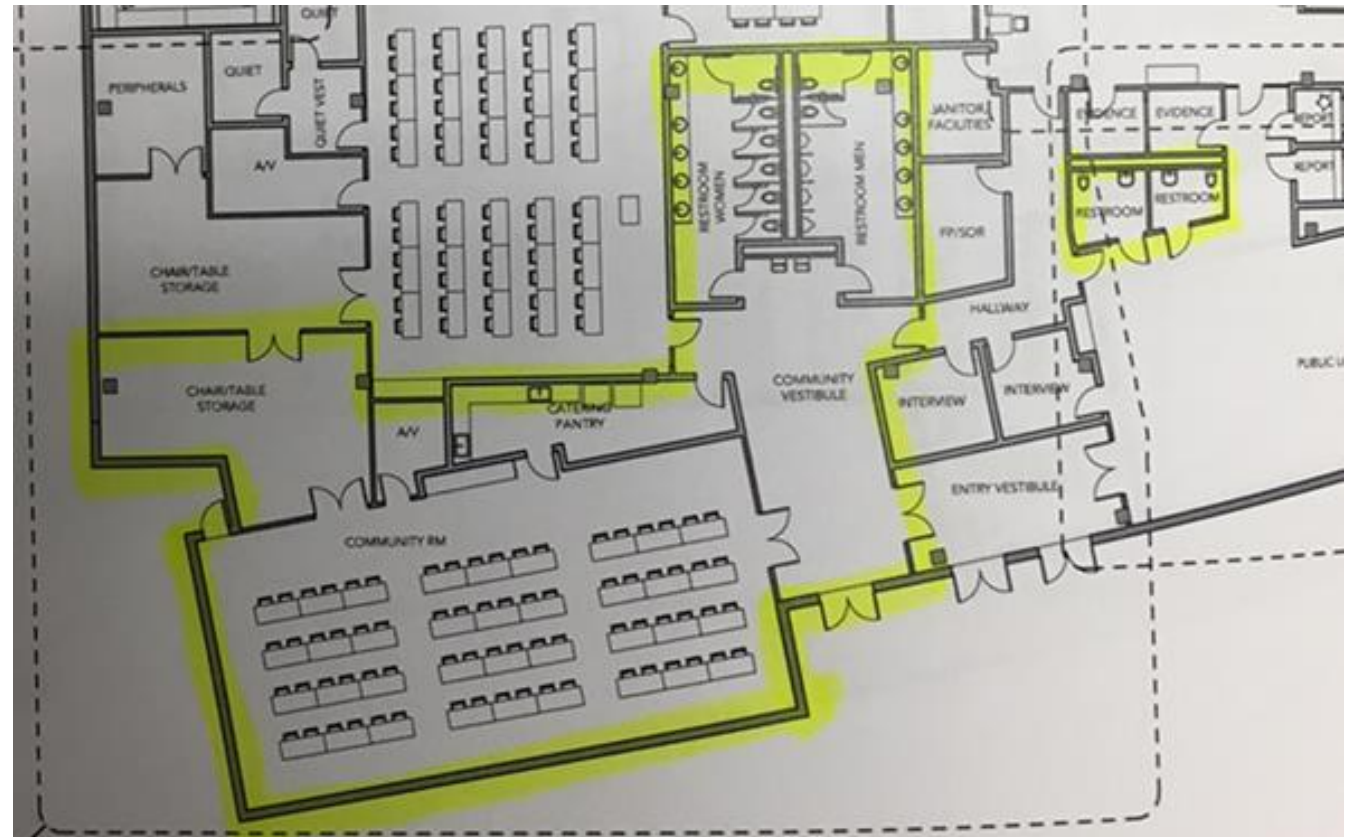
## Salem Police Station - Schematic Project Funding Summary - 104,000 SF Facility

Funding Type	Overall Budget	Construction Budget	Actual Construction Estimate	Soft Costs	Soft Cost %
Bond Amount	\$61,814,000	\$43,233,000	\$57,448,331	\$18,581,000	30.06%
Confirmed Scope Reductions	\$0	\$0	-\$6,869,091		
Pending Scope Reductions	\$0	\$0	-\$721,710		
Bond Premium	\$4,222,611	\$2,481,966		\$1,740,645	
Interest	\$1,457,564	\$1,457,564		\$0	
PW Funds	\$600,000	\$600,000		\$0	
UD Funds	\$2,085,000	\$2,085,000		\$0	
<b>TOTAL</b>	<b>\$70,179,175</b>	<b>\$49,857,530</b>	<b>\$49,857,530</b>	<b>\$20,321,645</b>	<b>28.96%</b>

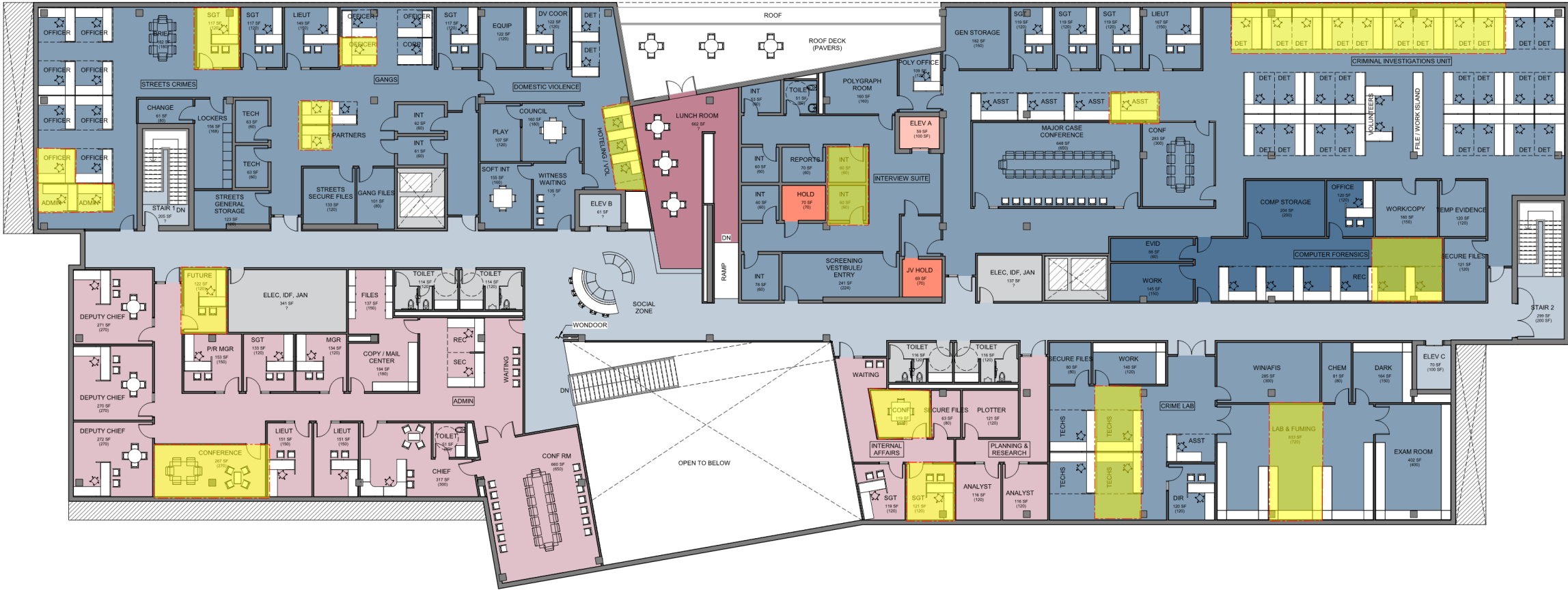
# Urban Renewal Funds

## ONSITE ITEMS FUNDED BY URBAN RENEWAL DOLLARS

- \$1,197,000 = 3,420 SF Community Room, Storage, Catering & Vestibule @ \$350 per SF
- \$ 398,000 = 796 SF Community Room Bathrooms @ \$500 per SF
- \$ 250,000 = Public Plaza At Community Room Entry
- \$ 240,000 = Public Art 0.5%
- \$ 2,085,000 = TOTAL OF ABOVE ITEMS



# Alternative Path – Growth Reduction



# Alternative Path – Program Reduction



# Alternative Path – Quality Reductions

- Electric Reheat VAV System - \$300,000+
- Bullet Resistant Glass & Window Film - \$500,000+
- Security – Card Access, Cameras, Fencing - \$250,000+
- Interior Finishes Reductions - \$200,000+
- Building Durability – Wall & Corner Protection, Flooring Materials - \$200,000+





# Public Outreach

## Web and Social Media Updates

- Episode 6 of the project update series, #BuildingBuzz, published on schedule on the first Friday of the month. JE Dunn representatives spoke with Deputy Chief Bellshaw about:
  - The anticipated site construction activities
  - The effort to reach local contractors to be part of the project
  - The July 18 trade partners meeting at the Salem Chamber of Commerce.The video received a wider appeal to Oregon as a whole, not just in the Salem area. The video reached more than 9,000 people.
- As the project continues to develop, the project page on the City website is updated. Information on the page is kept fresh with a current picture of the site, updates on the project schedule, site designs, upcoming events, video library, and all news releases.

## Other Outreach

- The July 25 town hall has been published in a variety of media avenues including:
  - Media release subsequently published by the Statesman Journal
  - City website
  - Salem Police Facebook and Nextdoor event invitations
  - City of Salem Community Connection
  - Community Development Department Neighborhood Services email list
  - Promos include efforts to reach Salem's Hispanic community – including but not limited to the Latino Business Alliance

# Next Update

Open Discussion - Questions

**Urban Renewal Agency Board Meeting is scheduled for July 23, 2018**